

**PLANNING COMMISSION OF THE CITY OF SAN DIEGO  
MINUTES OF REGULAR SCHEDULED MEETING OF  
FEBRUARY 20, 2020  
IN COUNCIL CHAMBERS – 12<sup>TH</sup> FLOOR  
CITY ADMINISTRATION BUILDING  
202 C STREET, SAN DIEGO, CA 92101**

**CHRONOLOGY OF THE MEETING:**

Chairperson Susan Peerson called the meeting to order at 9:01 a.m. Chairperson Susan Peerson adjourned the meeting at 11:20 a.m.

**ATTENDANCE DURING THE MEETING:**

Chairperson Susan Peerson – present  
Vice-Chairperson William Hofman – present  
Commissioner James Whalen – present  
Commissioner Douglas Austin – present  
Commissioner Vicki Granowitz – present  
Commissioner Dennis Otsuji – absent  
Commissioner Matthew Boomhower - present

Staff

Corrine Neuffer, City Attorney – present  
Laura Black, Planning Department – present  
PJ FitzGerald, Development Services Department – present  
Tony Khalil, Development Services Department – present  
Carmina Trajano, Recorder – present

**ANNOUNCEMENTS/PUBLIC COMMENT**

Sharon Gehl commented on the change in date of Uptown Planners election.

**REQUESTS FOR ITEMS TO BE CONTINUED AND/OR WITHDRAWN**

None.

**CONSENT AGENDA**

**ITEM-1: T-MOBILE DEL NORTE HIGH SCHOOL – PROJECT NO. 617097**

City Council District: 2

Plan Area: Black Mountain Ranch

Staff: Travis Cleveland

Speaker slips in favor of the project submitted by Chris Vuong.

No speaker slips in opposition to the project submitted were submitted

**COMMISSION ACTION:**

CONSENT MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATIONS TO APPROVE CONDITIONAL USE PERMIT (CUP) NO. 2385279 AND PLANNED DEVELOPMENT PERMIT (PDP) NO. 2385280. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower and Whalen voting yea and with Commissioner Otsuji absent.

**APPROVAL OF THE AGENDA**

Accepted as presented.

**DIRECTOR'S REPORT**

Elyse Lowe, Development Services Department commented on the water leak the day prior at the Development Services Department which caused the department to shut down and evacuated customers and staff. She wanted to say thank you to Planning Commission staff for being prepared with materials so that the Planning Commission Hearing could go on.

**COMMISSION COMMENT**

None.

**DISCUSSION ITEMS**ITEM-2: ***Appeal of Hearing Officer Approval November 20, 2019*****PARZEN ADDITION AND RENOVATION CDP - PROJECT NO. 633944**

City Council District: 2

Plan Area: Peninsula

Staff: Karen Bucey

Speaker slips in favor of the project submitted by Paul Burgia, Micah Parzen, and Marguerite Parzen.

Speaker slips in opposition to the project submitted by John Darrell Little, John Church, Dennis Stryker, and Justin Heil.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATIONS TO DENY THE APPEAL AND AFFIRM THE HEARING OFFICER'S DECISION TO APPROVE COASTAL DEVELOPMENT PERMIT NO. 2280456. Seconded by Commissioner Whalen. The motion passed by a vote of 6-0-1 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower and Whalen voting yea and with Commissioner Otsuji absent.

ITEM-3: ***Reconsideration of Planning Commission's decision on December 5, 2019*****4337 Home Avenue Alcohol CUP - PROJECT NO. 593686**

City Council District: 9

Plan Area: Mid-City-City Heights Community Plan Area

Staff: Edith Gutierrez

Speaker slips in favor of the project submitted by Maria Cortez, Randall Zaitona, Lorena Lara, Evelyn Gomez, Rickie Brown, Peaches Turner, Leticia Leal, William Perno, Peggy, Walker, Dawn Kamali, Kathleen Lippitt, Arkan Somo, and Baydaa Somo.

Speaker slips in opposition to the project submitted by Theresa Quiroz.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER WHALEN APPROVING THE STAFF'S RECOMMENDATIONS TO DENY THE APPEAL, AFFIRM THE HEARING OFFICER'S DECISION AND APPROVE CUP PERMIT NO. 2225844 FOR A TYPE 20 ALCOHOL LICENSE AT AN EXISTING AUTOMOBILE SERVICE STATION (ARCO) AND MINI-MARKET (AM/PM). Seconded by Commissioner Granowitz. The motion passed by a vote of 6-0-1 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower and Whalen voting yea and with Commissioner Otsuji absent.

***Break: 10:39 a.m. – 10:52 a.m.***

ITEM-4: **770 WASHINGTON COMMUNITY PLAN AMENDMENT INITIATION - PROJECT NO. 653705**

City Council District: 3

Plan Area: Uptown

Staff: Shannon Mulderig

Speaker slips in favor of the item submitted by Jim Rivard, Karen Ruggels, Brittany Ruggels Wallace, and Sharon Gehl.

No speaker slips in opposition to the project were submitted.

**COMMISSION ACTION:**

MOTION BY COMMISSIONER HOFMAN APPROVING THE STAFF'S RECOMMENDATIONS TO APPROVE THE INITIATION OF THE COMMUNITY PLAN AMENDMENT PROCESS. Seconded by Commissioner Boomhower. The motion passed by a vote of 6-0-1 with Commissioners Peerson, Hofman, Austin, Granowitz, Boomhower and Whalen voting yea and with Commissioner Otsuji absent.